

**Draft Sustainability Appraisal Report
Appendix B: Appraisal of the Place-making and Delivery
Objectives
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**Report prepared on behalf of
London Borough of Southwark
Aylesbury New Deal for Communities**

Place-making Objective	Description	Regeneration and Employment Opportunities	Education	Health	Crime and Community Safety	Social Inclusion and Community Cohesion	Energy Efficiency and Renewable Energy	Air Quality	Waste Management	Water Resources	Soil and Land Quality	Quality in Design	Conservation of Historic Environment	Open Space and Biodiversity	Flood Risk	Housing	Sustainable Transport	Average
		SDO 1	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15	SDO 16	
Priority 1	Better homes: A high quality residential neighbourhood	✓✓	✓	✓✓	✓	✓	✓✓	✓	✗	✗	✗	✓✓	✓	✓	0	✓✓	✓	✓
Priority 2	Public life: better and safer streets, squares and parks	✓✓	✓	✓✓	✓	✓✓	✓✓	✓	0	0	✓	✓✓	✓	✓✓	0	✓	✓✓	✓
Priority 3	Connections: Improved transport links	✓✓	✓	✓	✓✓	✓	✓✓	✓	0	0	0	✓✓	0	0	0	✓	✓✓	✓
Priority 4	Community: Enhanced social and economic opportunities	✓✓	✓✓	✓	✓	✓✓	0	0	0	0	0	✓✓	0	✓	0	✓✓	✓✓	✓

	Priority 1		Priority 2		
	Better homes: A high quality residential neighbourhood		Public life: better and safer streets, squares and parks		
	Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations	
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓✓	Very Compatible	✓✓	Very Compatible	A higher quality residential neighbourhood will encourage a greater socio-economic mix and improve job opportunities in the estate, improve investment in a wider range of jobs and reduce the disparity with surrounding areas in London. Recommendation: Increase number of privately owned homes in the area without taking away affordable homes.
Education SDO 2. To improve the education and skill of the population	✓	Quite Compatible	✓	Quite Compatible	Better streets and connections through the area will encourage more local shopping and commerce at Walworth Road and East Street from local residents. Additional connections will help improve the image of the area, which in turn will help create a more mixed community. Recommendation: Improve the quality of streets connecting the area to shopping streets and where possible make these more direct.
		Good educational facilities will help create a more attractive area, particularly for families. Better homes might attract good teachers to the area and the construction of homes can fill skills gaps if local procurement agreements are followed. Recommendation: Better educational facilities will help deliver a high quality neighbourhood.			Schools, libraries, and other public buildings are better used when they are in a well-used, but safe environment. Recommendation: Ensure public buildings are on major walking routes through and near to the plan area.

	Priority 1		Priority 2	
	Better homes: A high quality residential neighbourhood		Public life: better and safer streets, squares and parks	
	Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations
Health SDO 3. To improve the health of the population	✓✓	Very Compatible Better quality accommodation will help to improve the general health of the local population. Recommendation: Improving residential standards will prevent health issues caused by overcrowding and encourage walking and exercise.	✓✓	Very Compatible Better streets, parks and squares throughout the area will encourage more walking and cycling and therefore general health in the area. Recommendation: Provide well designed streets that should encourage more walking and cycling in the long term, and a sport and leisure programme for Burgess Park must be created.
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓	Quite Compatible The improvement of the housing stock can improve safety in the area. However, time spent during the construction stage will cause some crime problems in the short term. Recommendation: Shorten the construction time to achieve high quality homes and safer neighbourhoods.	✓	Quite Compatible Well designed streets which are well lit, overlooked by houses and flats, and easy to find your way around will help reduce crime and the perception of crime. In the short term, the redevelopment may have a negative impact if streets are closed and buildings emptied. Recommendation: Test the phasing plan to ensure that a safer neighbourhood is delivered as soon as possible.

Priority 1			Priority 2		
Better homes: A high quality residential neighbourhood			Public life: better and safer streets, squares and parks		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	Quite Compatible	There would be an immense amount of social disruption as more people would need to be moved out of the estate into temporary housing in the short-to-medium term. However, better homes and living spaces will improve diversity and encourage people to participate in community groups and events. Recommendation: Shorten the construction time to achieve high quality homes and safer neighbourhoods.		
	✓✓	Very Compatible	New streets and connections inside of the area will improve inclusion, interaction, and community activity. Additional green fingers or large streets will provide better places in-between buildings for these activities to occur. Recommendation: Think of the types of community activities that can occur in each major street or public open space.		
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to contribution to climate change	✓✓	Very Compatible	The amount of construction in the short term will use a large amount of energy and fuel, and there will be many buildings to demolish. The residential design standards of each new flat or house, whether a social rented or private property, will be of a high standard for every tenant or owner and adhere to effective energy efficiency standards. Recommendation: Every flat will adhere to these standards in the long term.		
	✓✓	Very Compatible	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. No recommendation.		

	Priority 1		Priority 2	
	Better homes: A high quality residential neighbourhood		Public life: better and safer streets, squares and parks	
	Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations
Air Quality SDO 7. To improve the air quality in Southwark	✓ Quite Compatible	Each new home will use less energy, but an increase in car use from additional flats will be to the detriment of air quality. Recommendation: Limit total car parking spaces for the entire area to the present number or lower.	✓ Quite Compatible	A more legible layout and local community uses that are easily accessible will encourage more people to walk or cycle and reduce emissions in the long term. In the short term, air quality could suffer with the amount of demolition and construction traffic. Recommendation: Limit total car parking spaces for the entire area to the present number or lower.
Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource	x Not Compatible	Each home will have more opportunities to reduce waste and recycle after new facilities and waste management systems are built, but there may be an increase in locally produced waste from additional flats. Recommendation: Increase recycling collection to compensate for increased population.	0 Neutral	Better streets will not have an effect on this sustainable development objective.
Water Resources SDO 9. To encourage sustainable use of water	x Not Compatible	Each home will use less water after being built to good standards, but an increase in additional flats will use more water overall. Recommendation: Minimise water consumption in all new homes.	0 Neutral	Better streets will not have an effect on this sustainable development objective.

		Priority 1		Priority 2	
		Better homes: A high quality residential neighbourhood		Public life: better and safer streets, squares and parks	
		Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations
resources					
	Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	x	Not Compatible Demolition may cause some contamination in the short term. There is the potential to decontaminate all sites before construction. Recommendation: Ensure land is decontaminated prior to rebuilding.	✓	Quite Compatible Demolition may cause some contamination in the short term. Landscaping of parks and squares will improve the quality of soil and open spaces well beyond the existing situation. Recommendation: Create a soil component of the landscape strategy for the AAP.

Priority 1			Priority 2		
Better homes: A high quality residential neighbourhood			Public life: better and safer streets, squares and parks		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	Very Compatible	The residential design standards of each flat or house, whether a council or private property, will be of a high standard. The improved urban design of the neighbourhood, with homes facing the street, and a coherent series of streets and spaces will enhance the quality of the townscape. Recommendation: Ensure high design standards at all scales - flat, street, block, and neighbourhood.		
	✓✓	Very Compatible	A layout which is easy to find your way around will encourage a more diverse built environment and therefore better design. The landscape and built edge of the estate will be improved with new connections and streets. Recommendation: Ensure high design standards at all scales - flat, street, block, and neighbourhood.		
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	✓	Quite Compatible	The improved urban design of the neighbourhood, with homes facing the street, and a coherent series of streets and spaces may help improve the setting of conservation areas and listed buildings. Recommendation: Ensure the scale and character of new development preserves and enhances the character and appearance of conservation areas and listed buildings.		
	✓	Quite Compatible	The conservation areas around the estate have attractive streets which are easy to navigate. Improving the quality of streets in the action area can therefore benefit the conservation areas. Recommendation: Improve nearby streets with better frontages to the street and therefore a better setting to the conservation areas.		

	Priority 1		Priority 2	
	Better homes: A high quality residential neighbourhood		Public life: better and safer streets, squares and parks	
	Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	✓	Quite Compatible Demolition and construction will have major impacts on removing the existing communal open spaces on the estate in the short and medium term. New residential development will have higher site coverage than the current blocks on the Aylesbury Estate. However, the space should be re-provided. Recommendation: Ensure that both private and communal amenity space is provided for new homes in the neighbourhood. Use design measures such as green roofs, bat bricks etc to promote biodiversity in new homes.	✓✓	Very Compatible In the long term, the green fingers will provide additional habitat and green connections as well as more social connections for residents who can use more public open space. Landscaping of parks and squares will improve the quality of soil and open spaces well beyond the existing situation. Recommendations: Enhance Burgess Park to make it a truly metropolitan facility. Improve nature conservation in Burgess Park and Surrey Square. Compensate for any loss of green amenity space on the estate by creating better connections to public parks.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	Neutral Providing a better designed neighbourhood will increase site coverage and take away some of the residual green space that currently is in place in the estate. This will increase hardstanding and risk of flooding due to run-off. Recommendation: Implement sustainable drainage systems to mimic the natural systems lost during re-development and ensure that	0	Neutral Providing a better designed neighbourhood will take away some green space. This will increase hardstanding and risk of flooding due to run-off. Recommendation: Implement sustainable drainage systems to mimic the natural systems lost during re-development.

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Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
		surface water run-off can be decreased. Ensure that measures are put in place to reduce the risk of flooding, such as ensuring that floor levels are located above potential flood levels, implement early warning systems, and provide safe access out of the area.			
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓✓ Very Compatible	The residential design standards of each flat or house, whether a social rented, intermediate or private property, will be of a high standard for every occupier. All new dwellings will be constructed to be decent homes compliant. Recommendation: Ensure developers follow residential design standards.	✓	Quite Compatible	Safer streets and green spaces will support better housing conditions and encourage better maintenance, both from residents and any future housing management organisation responsible for the area. No recommendation.

	Priority 1		Priority 2	
	Better homes: A high quality residential neighbourhood		Public life: better and safer streets, squares and parks	
	Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations
Sustainable Transport SDO. 16 To promote sustainable transport and minimise the need to travel by car	✓	Quite Compatible Each home will have good public transport nearby, but there may be an increase in car use from additional flats. However, an increase in population may convince local operators to provide more frequent bus services. Recommendation: Limit total car parking spaces for the entire area to the present number or lower.	✓✓	Very Compatible Additional and safer connections in the medium to long term will improve routes to public transport, walking, and cycling therefore reducing reliance on the private car. Recommendation: Create well designed streets that are tested to be safer streets. Limit total car parking spaces for the entire area to the present number or lower.

Priority 3			Priority 4			
Connections: Improved transport links			Community: Enhanced social and economic opportunities			
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations	
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓✓	Very Compatible	Better bus and tram services will encourage more shopping and commerce at Walworth Road and East Street from residents in the area. Additional connections help improve the image of the area, which in turn will help create a more mixed community. Recommendation: Locate non-residential uses close to bus and tram stops.	✓✓	Very Compatible	Enhanced social and economic opportunities are completely compatible with this SDO. No recommendation.
Education SDO 2. To improve the education and skill of the population	✓	Quite Compatible	Schools, libraries, and other public buildings are better used when they are connected to surrounding areas by good public transport. Recommendation: Ensure public buildings are close to bus and tram stops.	✓✓	Very Compatible	Schools, libraries, and other public buildings will be an asset for the local population and can help raise education standards. No recommendation.

Priority 3			Priority 4		
Connections: Improved transport links			Community: Enhanced social and economic opportunities		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Health SDO 3. To improve the health of the population	✓	Quite Compatible	Providing enhanced public transport will improve air quality and may have an indirect positive impact in the long-term on the health of the population. In the short-term the air quality may deteriorate with on-going construction. No recommendation.		
	✓		✓	✓	✓
Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	✓✓	Very Compatible	Well designed streets in the area will reduce the number of dead-ends and make the redeveloped area more legible (see Safer Streets guidance document). In the short term, during the construction period, transport links may be confused having a negative impact on crime and community safety. No recommendation.		
	✓		✓	✓	✓

Priority 3			Priority 4		
Connections: Improved transport links			Community: Enhanced social and economic opportunities		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	✓	Quite Compatible	By improving public transport links, sustainable modes of transport will be available to more people, therefore promoting social inclusion and community cohesion. No recommendation.		Increased social opportunities, supported by new community facilities such as community halls and leisure facilities will benefit the diverse local community. Recommendation: Commit to a range of community facilities in accordance with population growth in the plan area.
	✓✓	Very Compatible	The increased use of public transport will reduce emissions of green house gases. Recommendation: Ensure most homes are within easy walking distance of bus and tram stops.		More social and economic opportunities will not have an effect on this sustainable development objective.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to contribution to climate change	✓✓	Very Compatible	0	Neutral	

Priority 3			Priority 4			
Connections: Improved transport links			Community: Enhanced social and economic opportunities			
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations	
Air Quality SDO 7. To improve the air quality in Southwark	✓	Quite Compatible	The increased use of public transport will improve air quality in the medium to long term. Recommendation: Limit total car parking spaces for the entire area to the present number or lower.	0	Neutral	More social and economic opportunities will not have an effect on this sustainable development objective.
Waste Management SDO. 8 To reduce waste and maximise use of waste arising as a resource	0	Neutral	Better transport connections will not have an effect on this sustainable development objective.	0	Neutral	More social and economic opportunities will not have an effect on this sustainable development objective.
Water Resources SDO 9. To encourage sustainable use of water resources	0	Neutral	Better transport connections will not have an effect on this sustainable development objective.	0	Neutral	More social and economic opportunities will not have an effect on this sustainable development objective.

Priority 3			Priority 4		
Connections: Improved transport links			Community: Enhanced social and economic opportunities		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	0	Neutral	Better transport connections will not have an effect on this sustainable development objective.		
			0	Neutral	More social and economic opportunities will not have an effect on this sustainable development objective.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	✓✓	Very Compatible	Improved pedestrian links will have a positive impact on the quality of the public realm. Recommendation: Ensure most homes are within easy walking distance of bus and tram stops.		
			✓✓	Very Compatible	Locating community facilities in the right place and with the right building design will encourage more participation in social opportunities; and a better designed environment will encourage more people to travel to new opportunities nearby or throughout London. Recommendations: Test the number of people within a close walk of any community facility and within a close walk of each nearby bus or tram stop.

Priority 3			Priority 4		
Connections: Improved transport links			Community: Enhanced social and economic opportunities		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets	0	Neutral	Better transport connections will not have an effect on this sustainable development objective.		
	0	Neutral	More social and economic opportunities will not have an effect on this sustainable development objective.		
Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	Very compatible	Better transport connections and particularly the tram will help make Burgess Park much more accessible to a wider population. No recommendation.		
	0	Very compatible	Improvements to the parks will benefit local services, in particular schools and services for young people. Recommendation: Ensure that the potential of Burgess Park to provide a community resource is fully realised. This might include providing improved sports facilities, enhancing wildlife and biodiversity or using it as a training resource in horticultural studies.		

Priority 3			Priority 4		
Connections: Improved transport links			Community: Enhanced social and economic opportunities		
Compatibility Score		Comments/ Recommendations	Compatibility Score		Comments/ Recommendations
Flood Risk SDO 14. To reduce vulnerability to flooding	0	Better transport connections will not have an effect on this sustainable development objective.	0	Neutral	More social and economic opportunities will not have an effect on this sustainable development objective.
	Neutral				
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	✓	More people walking the streets to and from bus and tram stops will support better housing conditions and encourage better maintenance, both from residents and any future housing management organisation responsible for the neighbourhood. Recommendation: Ensure most homes are within easy walking distance of bus and tram stops.	✓✓	Very Compatible	The residential design standards of each flat or house, whether a social rented, intermediate or private property, will be of a good standard for every tenant. No recommendation.
	Quite Compatible				

	Priority 3		Priority 4			
	Connections: Improved transport links		Community: Enhanced social and economic opportunities			
	Compatibility Score	Comments/ Recommendations	Compatibility Score	Comments/ Recommendations		
Sustainable Transport SDO. 16 To promote sustainable transport and minimise the need to travel by car	✓✓	Very Compatible	Enhanced public transport opportunities are completely compatible with this SDO. No recommendation.	✓✓	Very Compatible	Locating community facilities in the right place and with the right building design will encourage greater participation in social opportunities; and a better designed environment will encourage more people to travel to new opportunities nearby or throughout London. Recommendation: Test the number of people within a close walk of any community facility and within a close walk of each nearby bus or tram stop.

Summary of the sustainability score of the delivery objectives

Place-making Objective	Description		Regeneration and Employment Opportunities	Education	Health	Crime and Community Safety	Social Inclusion and Community Cohesion	Energy Efficiency and Renewable Energy	Air Quality	Waste Management	Water Resources	Soil and Land Quality	Quality in Design	Conservation of Historic Environment	Open Space and Biodiversity	Flood Risk	Housing	Sustainable Transport	Average
			SDO 1	SDO 2	SDO 3	SDO 4	SDO 5	SDO 6	SDO 7	SDO 8	SDO 9	SDO 10	SDO 11	SDO 12	SDO 13	SDO 14	SDO 15	SDO 16	
Delivery 1	Value: The need to provide adequate funds for regeneration	Short	✓✓	✓✓	0	0	0	x	x	**	0	x	0	.	✓	0	0	0	0
		Medium	✓✓	✓✓	✓	✓	✓	✓	✓	0	0	0	0	.	✓✓	✓	✓✓	✓✓	✓✓
		Long	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓	✓	✓	✓	.	✓✓	✓	✓✓	✓✓	✓✓
Delivery 2	Image: The need to positively transform the image of the Aylesbury Area	Short	✓✓	✓✓	0	0	0	0	x	**	0	x	0	.	✓	0	0	0	0
		Medium	✓✓	✓✓	✓✓	✓	✓✓	✓	✓	✓	0	0	✓✓	.	✓✓	✓	✓✓	✓✓	✓✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓✓	.	✓✓	✓	✓✓	✓✓	✓✓
Delivery 3	Speed: Effectively delivering a phased approach to community regeneration	Short	✓✓	✓✓	0	x	x	x	x	**	0	x	x	.	✓	0	0	x	0
		Medium	✓✓	✓✓	✓✓	0	✓	✓✓	✓	0	✓	✓	✓	.	✓✓	✓	✓✓	✓✓	✓✓
		Long	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓✓	.	✓✓	✓	✓✓	✓✓	✓✓

Option Description	Delivery 1				Delivery 2				Delivery 3			
	Value: The need to provide adequate funds for regeneration				Image: The need to positively transform the image of the Aylesbury Area				Speed: Effectively delivering a phased approach to community regeneration			
	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation	Short Term	Medium Term	Long Term	Comments/ Explanation
Regeneration and Employment Opportunities SDO 1. To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	The number of new privately owned homes will encourage new investment in both residential and retail units in the Aylesbury area.	✓✓	✓✓	✓✓	Improving the image of the area will encourage new investment in both residential and retail units in the Aylesbury area.	✓✓	✓✓	✓✓	Providing the development quickly will encourage new investment in both residential and retail units in the Aylesbury area earlier and speed up the regeneration process.
Education SDO 2. To improve the education and skill of the population	✓✓	✓✓	✓✓	Educational improvements, including the 'world gardens', Burgess Park, and new school buildings will raise skills and educational attainment.	✓✓	✓✓	✓✓	Educational improvements, including the 'world gardens', Burgess Park, and new school buildings will raise skills and educational attainment.	✓✓	✓✓	✓✓	Educational improvements, including the 'world gardens', Burgess Park, and new school buildings will raise skills and educational attainment.
Health SDO 3. To improve the health of the population	0	✓	✓✓	Building work might cause respiratory problems in the construction phase, but implementing the place-making objectives will improve through new walking and cycling links and better quality residential building standards.	0	✓✓	✓✓	Building work might cause respiratory problems in the construction phase, but implementing the place-making objectives will improve through new walking and cycling links and better quality residential building standards.	0	✓✓	✓✓	Building work might cause respiratory problems in the construction phase, but implementing the place-making objectives will improve through new walking and cycling links and better quality residential building standards.

Crime and Community Safety SDO 4. To reduce the incidence of crime and the fear of crime	0	✓	✓✓	Crime and community safety will improve through new walking and cycling links that will be legible and therefore reduce the fear of crime, but moving streets and re-forming blocks might cause some problems in the construction phase.	0	✓	✓✓	Crime and community safety will improve through new walking and cycling links that will be legible and therefore reduce the fear of crime, but moving streets and re-forming blocks might cause some problems in the construction phase.	x	0	✓✓	Crime and community safety will improve through new walking and cycling links that will be legible and therefore reduce the fear of crime. However increasing the speed of the development will have negative impacts on the short term due to large amounts of demolition and construction sites causing disruptions by moving streets and re-forming blocks.
Social inclusion and Community Cohesion SDO 5. To promote social inclusion, equality, diversity and community cohesion	0	✓	✓	High quality community facilities will be provided in the long term along with new leisure and cultural buildings inside of the redeveloped Aylesbury Estate. However increasing the number of private residential units may not have a significantly positive impact on social cohesion in the long term.	0	✓✓	✓✓	High quality community facilities will be provided in the long term along with new leisure and cultural buildings inside of the redeveloped Aylesbury Estate.	x	✓	✓✓	High quality community facilities will be provided in the long term along with new leisure and cultural buildings inside of the redeveloped Aylesbury Estate. However, some of the open space may be lost in the short term and later re-provided in new green fingers and open spaces.
Energy Efficiency and Renewable Energy SDO 6. To reduce contributions to climate change	x	✓	✓✓	Demolition and construction will cause more carbon emissions in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce carbon emissions per person in the long term.	x	✓✓	✓✓	Demolition and construction will cause more carbon emissions in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce carbon emissions per person in the long term.	x	✓✓	✓✓	Demolition and construction will cause more carbon emissions in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce carbon emissions per person in the long term.

Air Quality SDO 7. To improve the air quality in Southwark	x	✓	✓	Demolition and construction will cause more air pollution in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce air pollution per person in the long term.	x	✓	✓	Demolition and construction will cause more air pollution in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce air pollution per person in the long term.	x	✓	✓	Demolition and construction will cause more air pollution in the short term, but new residential standards, more efficient heating and power systems, and better walking and cycling conditions will reduce air pollution per person in the long term.
Waste Management SDO 8. To reduce waste and maximise use of waste arising as a resource	xx	0	✓	Demolition and construction will create waste in the short term, but new disposal systems will reduce waste per person in the long term.	xx	0	✓	Demolition and construction will create waste in the short term, but new disposal systems will reduce waste per person in the long term.	xx	✓	✓	Demolition and construction will create waste in the short term, but new disposal systems will reduce waste per person in the long term. Increasing the speed of delivery will reduce in a shorter time.
Water Resources SDO 9. To encourage sustainable use of water resources	0	0	✓	Demolition and construction will create extra water demand in the short term, but new water management systems will reduce waste per person in the long term.	0	0	✓	Demolition and construction will create extra water demand in the short term, but new water management systems will reduce waste per person in the long term.	0	✓	✓	Demolition and construction will create extra water demand in the short term, but new water management systems will reduce waste per person in the long term. Increasing the speed of delivery will reduce the demand for water resources in a shorter time

Soil and Land Quality SDO 10. To maintain and enhance the quality of land and soils	x	0	✓	Demolition and construction will create more contamination in the short term that will have to be cleaned up as part of constructors' obligations, and improvements to Burgess Park and other open spaces, funded by new development, will improve soil quality in the long term.	x	✓	✓	Demolition and construction will create more contamination in the short term. This will be cleaned up as part of constructors' obligations, and improvements to Burgess Park and other open spaces, funded by new development, will improve soil quality in the long term. Improving the image of the area will aim to deliver these improvements in a shorter time.	x	✓	✓	Demolition and construction will create more contamination in the short term that will have to be cleaned up as part of constructors' obligations, and improvements to Burgess Park and other open spaces, funded by new development, will improve soil quality in the long term. Increasing the speed of delivery will to deliver these improvements in a shorter time.
Quality in Design SDO 11. To protect and enhance the quality of landscape and townscape	x	0	✓✓	Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream. The construction phase will be longer in this option.	x	✓	✓✓	Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream.	x	✓	✓✓	Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream.
Conservation of Historic Environment SDO 12. To conserve and enhance the historic environment and cultural assets												

Open Space and Biodiversity SDO 13. To protect and enhance open spaces, green corridors and biodiversity	0	✓	✓✓	Improvements to Burgess Park and other open spaces, funded by new development, will improve open spaces and biodiversity in the long term.	0	✓	✓✓	Improvements to the image of the area will include improvements to Burgess Park and other open spaces, which will improve open spaces and biodiversity in the long term.	0	✓	✓✓	Improvements to Burgess Park and other open spaces, funded by new development, will improve open spaces and biodiversity in the long term.
Flood Risk SDO 14. To reduce vulnerability to flooding	0	✓	✓	Improvements to green spaces will increase the amount of land to absorb water reducing flood risk.	0	✓	✓	Improvements to green spaces will increase the amount of land to absorb water reducing flood risk.	0	✓	✓	Improvements to green spaces will increase the amount of land to absorb water reducing flood risk. Increasing the speed of delivery will deliver the improved open spaces earlier.
Housing SDO 15. To provide everyone with the opportunity to live in a decent home	0	✓✓	✓✓	In the long term all of the homes built will adhere to improved residential design standards. The construction phase will be longer in this option.	0	✓✓	✓✓	In the long term all of the homes built will adhere to improved residential design standards.	0	✓✓	✓✓	In the long term all of the homes built will adhere to improved residential design standards.

<p>Sustainable Transport SDO 16. To promote sustainable transport and minimise the need to travel by car</p>	<p>x</p>	<p>✓✓</p>	<p>✓✓</p>	<p>Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream and encourage walking, cycling, and public transport as opposed to residents buying cars for their transport.</p>	<p>x</p>	<p>✓✓</p>	<p>✓✓</p>	<p>Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream and encourage walking, cycling, and public transport as opposed to residents buying cars for their transport.</p>	<p>x</p>	<p>✓✓</p>	<p>✓✓</p>	<p>Reorganising the streets and blocks in the short term will cause confusion, but the situation will quickly resolve as new blocks and streets come on-stream and encourage walking, cycling, and public transport as opposed to residents buying cars for their transport.</p>
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